

Submitted November 21, 2013
Approved November 21, 2013

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 12-2013
Thursday, October 24, 2013**

The City of Rockville Historic District Commission convened in regular session on October 24, 2013.

PRESENT

Craig Moloney, Chair
Joseph Hansen
Rob Achtmeyer
Jessica Reynolds

Present: Jim Wasilak, Chief of Planning
Robin Ziek, Historic Planner
Payman Tehrani, Assistant City Attorney

I. AGENDA REVIEW WORKSESSION began at 7:00 p.m. and no decisions were made.

II. COMMITTEE/ORGANIZATION REPORTS

- A. Mary van Balgooy informed the HDC that Christmas ornaments are now available. You may contact Mary van Balgooy for more information on 301-762-0096, or visit www.peerlessrockville.org.
- B. There was no report from The Lincoln Park Historical Foundation. You may contact Anita Neal Powell, Executive Director with questions at 301-674-1644, or email to lincolnparkhist@aol.com.
- C. Public Comments/Open Forum. Max van Balgooy thanked the HDC for the recommendation for historic designation of the Old Suburban Trust Building at 255 N. Washington Street. He also asked for a re-thinking of the historic designation process as it is flawed.
- D. Robin Ziek informed the HDC that she participated in a tour called Documentation of Conservation of Modern Movement Resources (DOCOMOMO), and that the City Rockville now has a seat on the Board of Directors of the Montgomery County Heritage Area.

II. CONSENT AGENDA

- A. **MINUTES:** July 18, 2103; and September 19, 2013

Commissioner Reynolds moved, seconded by Commissioner Hansen, to move item HDC2014-00648, 337 Seth Place, onto the Consent Agenda. The motion passed 4-0. (Commissioner Neal-Powell was absent).

Amended Consent Agenda: July 18, 2103; and September 19, 2013Minutes; HDC2014-00648, 337 Seth Place.

Commissioner Achtmeyer moved, seconded by Commissioner Reynolds, to approve the Consent Agenda as amended. The motion passed 4-0. (Commissioner Neal-Powell was absent).

IV. CERTIFICATE OF APPROVAL

HDC2014- 00651, Tom Orban, 200 West Jefferson Street, to install stone foundation at porch(s) and front steps.

Robin Ziek presented her Staff Report, recommending approval as it is a minor alteration. She also answered questions from the HDC.

The applicant, Tom Orban stated that work is being done on the foundation and not the structure. Stone is being added to the foundation to strengthen it because there are flaws. He further stated the stone addition improves the house aesthetically.

Mr. Orban also answered questions from the HDC.

The following offered public testimony:

Harold Pskowski, of 117 S. Van Buren Street, a historically designated home, opposed the application, stating the stone addition is a modern element and the closed-in porch is inappropriate.

Commissioner Hansen moved, seconded by Commissioner Achtmeyer, to adopt the Staff's recommendation as stated in the staff report, with the added condition that the stones extend no further than the north side of the front stairs. There was no vote on this motion.

Commissioner Achtmeyer offered a friendly amendment to direct staff to work with the applicant on the design of the front porch piers to keep them in accordance with the design elements necessary to maintain its structural integrity.

The motion failed 2-2 (Commissioners Moloney and Reynolds opposed).

Commissioner Reynolds moved, seconded by Commissioner Achtmeyer, to approve the stone veneer on the kitchen portion of the foundation, and to deny and request 1) removal of the stone veneer on the original brick portion of the main house, 2) request the owner change the look of the stone on the porch by adding the wooden skirtboard at the bottom of the windows and accent the verticals with stone around the piers on the north side of the porch.

They also requested that the porch come back to the HDC for approval.

The motion failed 2-2 (Commissioners Achtmeyer and Hansen opposed).

Commissioner Achtmeyer moved to deny the retroactive application and that a separate Certificate of Approval for the front step and give it a one year period of existence to see what it looks like. Removing the stone off of the brick will be a good way to deal with the original foundation.

Commissioner Achtmeyer also moved to deny the application stating the applicant will have one year before he can re-submit another application, where the front steps can be a separate Certificate of Approval to see what proper Victorian steps might look like. There was no vote on this motion.

Commissioner Reynolds moved, seconded by Commissioner Achtmeyer, to approve the stone on the kitchen portion of the house, to remove the stone on the original brick foundation portion of the house and to make changes as already discussed to the side porch in order to have the piers and the wooden skirt boards on the bottom of the windows, with the piers remaining in stone or some other material, to be discussed with the HDC if it is different from the stone. Staff should work with the applicant to make adjustments to the stairs to shore them up as needed.

The motion passed 3-1 (Commissioner Hansen opposed).

Robin Ziek summarized the previous motions for clarity:

- 1. Approve the stone on the rear of the kitchen.*
- 2. Approve staff to work with the applicant in terms of having the stone veneer on the front stoop and to repair the front stoop.*
- 3. Remove the stone from the brick foundation and from the original sections that have brick veneer.*
- 4. The stone can remain on the east and west portions of the side porch, and the piers may be stone clad on the north facade and detailed with the added wood skirt.*

V. EVALUATION OF SIGNIFICANCE FOR DEMOLITION

HDC2014-00650, Larry Liu, for 215 Lincoln Avenue.

Robin Ziek, presented her staff report and did not recommend the historic designation of this property.

The following offered public testimony:

Fran Hawkins, president of the Lincoln Park Civic Association stated that she does not want the building be torn down because of its historic value to the community.

Maude Smith-Kilgo, of 600 Douglass Avenue, provided an historical account of the property that was originally owned by Matt and Maggie Sickles, who were her great aunt and uncle. She further stated that there is little history remaining in Lincoln Park and saving this house would be like keeping a small piece of history.

The Commission considered whether the property met each of the criteria, and determined that it did not.

Commissioner Hansen moved, seconded by Commissioner Reynolds, that the property does not meet any of the adopted criteria that staff and HDC recommends for historical designation.

The motion passed 3-1 (Commissioner Achtmeyer was opposed).

VI. RULES OF PROCEDURE

Per Section 25.04.04.d of the Zoning Ordinance, and Part 12.2 of the HDC's Rules of Procedure, an amendment of the Rules of Procedure is hereby proposed for adoption by the HDC.

HDC and staff engaged in a discussion on edits to the Rules of Procedure.

Commissioner Achtmeyer moved, seconded by Commissioner Hansen, to adopt the revised HDC Rules of Procedures as indicated in the staff report.

The motion passed 4-0.

VII. DISCUSSION

- A.** Project updates/follow-up by Robin Ziek
 - 1. 628 Great Falls Road – An Ordinance to Designate was introduced by Mayor and Council on October 21, 2013 and is scheduled for adoption on October 28th. The subject alterations/development will come before the HDC.
 - 2. 255 N. Washington Street – The Mayor and Council failed to authorize filing, therefore the building may be demolished.
- B.** HDC comments – Commissioner Hansen initiated a discussion about retroactive applications, stating that they should not happen.

VIII. ADJOURN

There being no further business to come before the Commission, Chair Moloney adjourned the meeting at 10:24 p.m.

Respectfully Submitted

Sandra Y. Driver, Commission Secretary